



**AGENDA**  
**SUNNYVALE PLANNING COMMISSION**  
**January 23, 2006**

<b>6:30 PM - Study Session – West Conference Room</b>
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1. **Tree Preservation Ordinance – Study Issue SL** *(25 minutes)*
2. **2005-1159 – Justin Mozart** [Applicant] **Joe Torres** [Owner]: Application for related proposals on a 12,900 square-foot site located at **444 South Taaffe Street** (near W Olive Ave) in a DSP-12 (Downtown Specific Plan/Block 12) Zoning District. (APN: 209-28-050) JM; *(15 minutes)*
  - **Special Development Permit** to allow the construction of four new single-family homes,
  - **Tentative Map** to subdivide one lot into four lots.
3. **2005-1228 – Jack May** [Applicant / Owner]: Application for a Use Permit on a 3.3-acre site to allow a modified plan for an approved self-storage use including increased floor area for a total of 135,554 square feet and 3-story buildings within the center of the site. The property is located at **1165 East Arques Avenue** (near Lawrence Expwy.) in an M-S (industrial & Service) Zoning District. (Negative Declaration) (APN: 205-24-013) RK *(15 minutes)*
4. **Places of Assembly and Recreational Uses Within Industrial and Commercial Zones – Study Issue RK** *(25 minutes)*
5. **Public Comment on Study Session Agenda Items** *(5 minutes)*
6. **Comments from the Chair** *(5 minutes)*

<b>8:00 PM - Public Hearing – Council Chambers</b>
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**CALL TO ORDER/SALUTE TO THE FLAG**

**ROLL CALL**

**SCHEDULED PRESENTATION**

None

## **PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD**

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

## **CONSENT CALENDAR**

### **APPROVAL OF MINUTES of January 9, 2006**

## **PUBLIC HEARINGS/GENERAL BUSINESS**

1. **2005-1113** – Application for a Design Review on a 6,515 square-foot site to allow a second-story addition to an existing one-story home totaling 3,088 square feet resulting in a 48% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **909 Arlington Court** (near Peach Ave) in an R-0 (Low-Density Residential) Zoning District. (APN: 201-17-074) JM **(The application for a Major Design Review requiring Planning Commission review has been withdrawn.)**
2. **2005-1174 – KC Associates** [Applicant] **AIP Steward Inc.** [Owner]: Application for a Use Permit on a 2.6-acre site to allow a new seminary within 7,200 square feet of an industrial office building. The property is located at **850 Stewart Drive** (near DeGuigne Dr) in an M-S (Industrial & Service) Zoning District. (Negative Declaration)(APN: 205-26-003)RK
3. **2005-1200** 205-41-009) – **Klub K9 Playcenter LLC** [Applicant] **J L and Associates** [Owner]: Application for a Use Permit in a 26,000 square foot building to allow a day care, boarding, grooming, and training facility for dogs. The property is located **174 Commercial Street** (near Central Expwy) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 205-41-009) TF
4. **2005-0912 – Valley Faith United Methodist Church** [Applicant] **Santa Clara County Chapter Extension Society of Methodist Church** [Owner]: Application for related proposals on a 1.6-acre site located at **1251 Sandia Avenue** (near Fairwood Av) in a P-F (Public Facility) Zoning District. (Mitigated Negative Declaration) (APN: 104-18-062) KD;
  - **Use Permit** to demolish an existing 6,700 square foot church to construct a new two-story building up to 20,000 square feet to allow day care, religious activities, and recreational uses;
  - **Variance** from Sunnyvale Municipal Code section 19.38.070(f) to the frontage landscape strip width.
5. **2005-0646 – Pulte Homes** [Applicant] **Tasman Limited** [Owner]: Application for related proposals on a 2.4-acre site located at **488 Tasman Drive** in an M-S/ITR/R3/PD (Industrial and Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN: 110-14-194) KD;
  - **Special Development Permit** to allow the construction of 43 townhomes,
  - **Tentative Map** to subdivide one lot for the purpose of creating condominium units.

## **6. Planning Commission 2006 Work Plan**

### **NON-AGENDA ITEMS AND COMMENTS**

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS
  - City Council Meeting Report
  - Other Staff Oral Report

### **INFORMATION ONLY ITEMS**

### **ADJOURNMENT**

#### **Notice to the Public:**

*Agenda information is available by calling (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://www.sunnyvale.ca.gov>, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda.*

*PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

*Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CRF 35.104 ADA Title II)*

## **VISUAL PRESENTATION**

To assist you in utilizing the technology available in the Council Chambers, the publication "How to Make Your Presentation More Effective" may be helpful.

Ask the Project Planner for a copy. Copies are also available on the table located at the back of the Council Chambers prior to scheduled Planning Commission and City Council meetings. You may also pick up a copy at the One Stop Permit Center or the City Clerk's Office during normal business hours, or visit the City's website at: <http://www.sunnyvale.ca.gov>.

## **PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2006:**

January 9	May 22	October 9
January 23	June 12	October 23
February 13	June 26	November 13
February 27	July 10	November 27
March 13	July 24	December 11
March 27	Aug 14	January 8, 2007
April 10	Aug 28	January 22, 2007
April 24	Sep 11	February 12, 2007
May 8	Sep 25	February 26, 2007

- \* Joint Study Session with City Council
- \*\* City Council Study Issue Workshop
- \*\*\* Special Planning Commission Meeting

Planning Commission typically meets the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month. Study Sessions are held at 7PM in the West Conference Room. Public Hearings are held at 8PM in the Council Chambers. Public Hearings are broadcast on KSUN.

### Channel 15 – KSUN

Monday, January 9, 2006	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, January 12, 2006	Planning Commission Meeting (Replay of January 9, 2006) 8:00 p.m.
Saturday, January 14, 2006	Panning Commission Meeting (Replay of January 9, 2006) 11:00 a.m.
Sunday, January 15, 2006	Planning Commission Meeting (Replay of January 9, 2006) 11:00 a.m.

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## **GUIDELINES FOR ADDRESSING THE PLANNING COMMISSION**

### **Public Announcements – Beginning of Meeting**

- 3 minutes or less per speaker.
- Speakers are requested to give their name (address is optional).
- Recognition of a special achievement.
- Announcement of public event with definite time and date.
- Public events that are of Planning Commission interest that occur in the City annually. (Only announce one time for the year).

### **Public Hearings – Order of Hearing as Follows:**

- Opening remarks by the applicant (if applicable).
- Speakers are requested to give their name (address is optional).
- Anyone interested in addressing the Planning Commission (may only speak one time).
- Closing remarks by the applicant (if applicable).
- Time limit of 3 minutes per person (to be extended at discretion of Chair). Please make comments brief and be prepared to provide new input.

### **Citizens to be Heard**

- Any item relevant to the Planning Commission.
- Speakers are requested to give their name (address is optional).
- Speakers are to turn in a Speaker Card to the Recording Secretary.
- Items not on the agenda.
- Items that do not fall within the scope of the Public Announcement section.
- Time limit of 3 minutes, 15 minutes total for this category (to be extended or continued to end of Planning Commission business, at the discretion of the Chair). Limit to one appearance during this section.

<p>If you wish to provide the Planning Commission with copies of any handout materials you are presenting, please provide sufficient copies for each Planning Commission member, the Recording Secretary and other staff present.</p>
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